

**SNAPSHOT of HOME Program Performance--As of 09/30/10**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): **Middlesex County Consortium**

State: **NJ**

PJ's Total HOME Allocation Received: **\$25,501,406**

PJ's Size Grouping\*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	27			
Program Progress:							
% of Funds Committed	98.74 %	95.13 %	4	95.51 %	86	83	
% of Funds Disbursed	94.51 %	85.90 %	5	87.58 %	88	86	
Leveraging Ratio for Rental Activities	5.45	5.07	0	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	62.65 %	77.80 %	25	82.17 %	11	10	
% of Completed CHDO Disbursements to All CHDO Reservations***	34.95 %	62.11 %	25	71.17 %	5	7	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	87.36 %	83.57 %	11	81.54 %	65	61	
% of 0-30% AMI Renters to All Renters***	46.10 %	45.20 %	15	45.68 %	50	49	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	87.73 %	96.41 %	25	96.19 %	10	12	
Overall Ranking:			In State:	24 / 27	Nationally:	18 21	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$43,866	\$28,202		\$27,510	269 Units	71.70 %	
Homebuyer Unit	\$13,279	\$17,461		\$15,239	91 Units	24.30 %	
Homeowner-Rehab Unit	\$0	\$15,837		\$20,932	0 Units	0.00 %	
TBRA Unit	\$14,026	\$8,053		\$3,121	15 Units	4.00 %	

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Middlesex County Consortium NJ

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$124,708	\$210,518	\$0
<b>State:*</b>	\$108,911	\$97,945	\$17,568
<b>National:**</b>	\$98,643	\$77,150	\$23,791

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.0 %  
**National Avg:** 1.2 %

**R.S. Means Cost Index:** 1.12

	Rental %	Homebuyer %	Homeowner %	TBRA %
<b>RACE:</b>				
White:	<span style="border: 1px solid black; padding: 2px;">67.8</span>	<span style="border: 1px solid black; padding: 2px;">39.6</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">33.3</span>
Black/African American:	<span style="border: 1px solid black; padding: 2px;">19.5</span>	<span style="border: 1px solid black; padding: 2px;">27.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">40.0</span>
Asian:	<span style="border: 1px solid black; padding: 2px;">1.3</span>	<span style="border: 1px solid black; padding: 2px;">9.9</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Native Hawaiian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">1.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Black/African American and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">1.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">6.7</span>
American Indian/Alaska Native and Black:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Other Multi Racial:	<span style="border: 1px solid black; padding: 2px;">1.3</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

**ETHNICITY:**

Hispanic	<span style="border: 1px solid black; padding: 2px;">10.2</span>	<span style="border: 1px solid black; padding: 2px;">20.9</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">20.0</span>
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**HOUSEHOLD SIZE:**

1 Person:	<span style="border: 1px solid black; padding: 2px;">66.5</span>	<span style="border: 1px solid black; padding: 2px;">23.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">80.0</span>
2 Persons:	<span style="border: 1px solid black; padding: 2px;">15.7</span>	<span style="border: 1px solid black; padding: 2px;">27.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">13.3</span>
3 Persons:	<span style="border: 1px solid black; padding: 2px;">10.2</span>	<span style="border: 1px solid black; padding: 2px;">18.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">6.7</span>
4 Persons:	<span style="border: 1px solid black; padding: 2px;">5.9</span>	<span style="border: 1px solid black; padding: 2px;">17.6</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
5 Persons:	<span style="border: 1px solid black; padding: 2px;">1.3</span>	<span style="border: 1px solid black; padding: 2px;">11.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
6 Persons:	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
7 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">2.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
8 or more Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

**HOUSEHOLD TYPE:**

Single/Non-Elderly:	<span style="border: 1px solid black; padding: 2px;">19.5</span>	<span style="border: 1px solid black; padding: 2px;">22.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">80.0</span>
Elderly:	<span style="border: 1px solid black; padding: 2px;">55.9</span>	<span style="border: 1px solid black; padding: 2px;">4.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Related/Single Parent:	<span style="border: 1px solid black; padding: 2px;">8.9</span>	<span style="border: 1px solid black; padding: 2px;">35.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">20.0</span>
Related/Two Parent:	<span style="border: 1px solid black; padding: 2px;">7.6</span>	<span style="border: 1px solid black; padding: 2px;">27.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Other:	<span style="border: 1px solid black; padding: 2px;">5.9</span>	<span style="border: 1px solid black; padding: 2px;">11.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

**SUPPLEMENTAL RENTAL ASSISTANCE:**

Section 8:	<span style="border: 1px solid black; padding: 2px;">16.9</span>	<span style="border: 1px solid black; padding: 2px;">1.1</span> #
HOME TBRA:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	
Other:	<span style="border: 1px solid black; padding: 2px;">17.4</span>	
No Assistance:	<span style="border: 1px solid black; padding: 2px;">65.7</span>	

**# of Section 504 Compliant Units / Completed Units Since 2001** 157

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Middlesex County Consortium

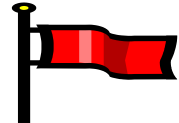
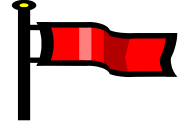
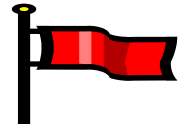
State: NJ

Group Rank: 18  
 (Percentile)

State Rank: 24 / 27 PJs

Overall Rank: 21  
 (Percentile)

Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	62.65	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	34.95	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	87.36	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	87.73	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	0.72	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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